

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00513

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Single storey rear extension and a raised platform area with screening.

SITE ADDRESS: 10 Dayslondon Road, Waterloooville, PO7 5NN

AGENT DETAILS: Mr Manns

APPLICANT DETAILS: David Feltham

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 22 September 2026

RECOMMENDATION: GRANT PERMISSION

1 **Site Description**

10 Dayslondon Road, Waterloooville is a two storey semi-detached property constructed with a brick slip to the ground floor elevation with the rest of the elevations with an external finish of pebble dash render with a hung tile roof. The property currently benefits from a rear conservatory; the rear single storey storeroom has recently been demolished. The rear garden is partially block paved with the rest of the garden laid to lawn. The rear and rear side boundary treatments consist of approximately 1.8m high close boarded wooden fencing. The front of the property has a laid to lawn area directly to the front, with a gravel driveway leading to the side of the property.

2 **Planning History**

None

3 **Proposal**

Single storey rear extension and a raised platform area with screening.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

National Planning Policy Framework

DM3: Determining development proposals
DM6: Use of planning conditions and obligations
S3 - Presumption in favour of sustainable development
S4 - Principle of development within settlements

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Human Rights Act
- (vi) Equalities and Diversities

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal comprises a single-storey rear extension and an associated raised platform area. The proposed extension would have a depth of approximately 4.265m and a width of approximately 6.178m, spanning the full width of the rear elevation of the dwellinghouse. It would incorporate a flat parapet roof design with two rooflights and would have a maximum height of approximately 3.9m. The height is increased due to the ground level sloping down towards the rear of the site.

- 7.4 A raised platform area would be attached to the rear of the extension, measuring approximately 3.5m in depth and extending across the full width of the extension with a width of 6.178m. Steps would provide access from the platform to the rear garden from the south eastern side elevation of the raised platform area. The platform would have a maximum height of approximately 0.9m above ground level. To safeguard neighbouring amenity, an obscure-glazed privacy screen, measuring 1.8m in height from the platform level, would be installed along the south eastern side elevation of the raised platform with a 1.8m close boarded fencing screen to the northern side elevation of the platform level.
- 7.5 Due to its location at the rear of the dwelling, the proposed development would not be readily visible from the street scene. The external materials proposed include brickwork and render to match that of the existing dwelling, ensuring a sympathetic appearance. As such, the proposal is not considered to result in any harmful impact on the visual character or appearance of the street scene or the host dwelling.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 To the north-west of the site lies the adjoining neighbouring property, No. 12 Dayslondon Road. The property benefits from an existing single storey rear extension. The proposed extension would extend approximately 2.9m deeper than the neighbouring extension. No windows or doors are proposed within the side-facing elevation of the proposed development. A 45-degree angle plan has been provided which shows that the proposed extension would have an acceptable impact on the neighbouring French doors. To safeguard neighbouring amenity and prevent overlooking, close boarded fencing screen measuring 1.8 metres in height from the platform level would be installed along the side of the raised platform facing No. 12. It is noted that No.12 is set at a slightly higher ground floor level than No 10 due to the slope of Portsdown Hill. Having regard to these factors, it is considered that the proposed extension and raised platform would result in only a limited impact on the living conditions of the occupiers of No. 12 Dayslondon Road and would therefore be acceptable.
- 7.8 To the south east of the site lies the neighbouring property, No. 8 Dayslondon Road. The property benefits from an existing single-storey conservatory extension. The proposal would be set 2.5 metres from the shared boundary and approximately 5 metres from the rear elevation of No.8. No windows or doors are proposed within the side elevation of the development facing this neighbouring property. Furthermore, to safeguard neighbouring amenity and prevent overlooking from the raised platform, a 1.8-metre-high obscure-glazed privacy screen, measured from platform level, would be installed along the side facing No. 8. Consequently, it is considered that the proposed extension and raised platform would have a limited and acceptable impact on the living conditions of the occupiers of No. 8 Dayslondon Road.
- 7.9 The proposal would have an approximately 22 metre distance to the rear boundary and a distance of approximately 45 metres to the rear facing elevation of the neighbouring properties to the rear (Nos. 78 & 80 Cunningham Road). It is therefore considered the proposed extension and raised platform would have a minimal and acceptable impact on these neighbouring properties.

7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(iv) Human Rights Act

7.12 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

(v) Equalities and Diversities

7.13 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

8 Conclusion

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning and Growth be authorised to **GRANT PERMISSION** for application APP/26/00513 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan – Submitted 15 May 2026
Proposed Block Plan – Submitted 05 August 2026

Reason: - To ensure provision of a satisfactory development.

- 4 The raised platform hereby approved shall not be brought into use until the privacy screen as shown on the approved plan, Plan No. FELTHAM_01A Rev B. has been installed to the side elevation at a height of 1.8m with the glazed screening at an obscuration level no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). The privacy screen shall remain in situ and retain the approved height and obscuration level unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 The raised platform hereby approved shall not be brought into use until 1.8m high fencing privacy screen as shown on the approved plan, Plan No. FELTHAM_01A Rev B. has been installed to the side elevation. The privacy screen shall remain in situ and retain the approved height unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Informative:

In accordance with Policy DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable follow receipt of amended plans, and no further assistance was required.